

COMMISSIONERS APPROVAL

ROKOSCH 

GRANDSTAFF 

THOMPSON 

CHILCOTT 

DRISCOLL 

Date.....August 3, 2007

Members Present.....Commissioner Jim Rokosch,
Commissioner Carlotta Grandstaff, Commissioner Alan Thompson, Commissioner Greg
Chilcott and Commissioner Kathleen Driscoll

Minutes: Beth Farwell

The Board met for an update from the Forest Service regarding the fire conditions.
Present were Dave Campbell, Rick Floch, Dixie Dies, and Barry Paulson from the Forest
Service and Ron Nicholas from Office of Emergency Management.

Barry presented a map of the geographic area which is considered a fire hazard. Barry
stated they had tremendous success with their initial attacks on the fires. He stated they
have been using a program called Wildcad which enables them to view fire starts.

Barry gave an update for the Rombo Mountain Fire. He stated it started as a quick
moving fire and now it's creeping. They are currently using ground tactics to contain it
but with the fuel sources (dead trees and dry brush) and no rain, it will be here for quite
awhile. Commissioner Chilcott asked about air quality. Rick replied we should be okay
with air quality for awhile. Barry discussed other firefighting tactics that could be used as
Rombo increases. The Board thanked the Forest Service for their update.

The Board met for discussion of intra-jurisdictional planning issues such as annexation,
transportation, and zoning, subdivision with City and County Planning Directors and
Mayor Jessica Randazzo.

City of Hamilton Planning Director Dennis Stranger gave an outline of the agenda to be
followed.

Mayor Randazzo stated she spoke with Commissioner Rokosch regarding working
together for the greater good of the citizens. She is impressed with the cooperation
between the City Planning Department and the County Planning Department. She
requested to have a city representative serve on the County Planning Board.

Commissioner Rokosch stated the Board shares the sentiment of cooperation and the citizens who reside not only in Hamilton but Ravalli County are mutual constituents. He stated they are trying to identify where we can complement each other.

Commissioner Driscoll appreciates the fact the City and the County are coming together on the same issues.

Commissioner Thompson stated he has seen the County and City moving towards a better working relationship over the past few years. However he would have to look long and hard before appointing a city representative to the County Planning Board. There are foreign incorporated jurisdictions within the County. He doesn't see how he can allow a city representative from Hamilton and not a representative from other incorporated cities or towns. Mayor Randazzo expressed her concern with Commissioner Thompson's statement.

Dennis Stranger talked to the Board last spring about the Transportation Plan. He indicated a joint request from the City and the County was needed and presented a drafted letter to the State for a Transportation Plan fund request. Commissioner Chilcott requested a definition of the planning area. Dennis explained it is a city, county and state Transportation Plan. Karen Hughes stated this is a good foundation point to start working with one of the other jurisdictions. Commissioner Rokosch stated there is an opportunity in this project being more germane to our countywide zoning project. Karen stated we do not have a textbook on the long range planning, zoning and implementation.

Commissioner Rokosch stated he applauds the effort but the Commissioners need to keep control over their projects. Commissioner Grandstaff asked if the Transportation Plan means all the transportation options known or just roads. Dennis replied roads, although all areas would be looked at. Robert Cron stated there is a trail project underway that he would like to see be part of this project. Dennis stated it could possibly be included.

Mayor Randazzo stated the Board needs to look at including pedestrian corridors. Commissioner Rokosch asked if the costs anticipated have been included in the Planning Budget. Karen replied she has included it.

Karen stated she has been talking with Mayor Randazzo and Dennis about cooperation. She is looking for a commitment from the current Board for working together with the City of Hamilton. Mayor Randazzo stated there are two levels of cooperation, staff to staff discussions and relationships and citizen involvement. She made some suggestions to the Board regarding options to establish an intra-jurisdictional collaboration.

Robert Cron stated he serves on the Planning Board and it would be an advantage to have a community group working on the zoning plan with a city representative. Commissioner Driscoll concurred with Robert.

Commissioner Chilcott stated it is a concern when zoning private property with no vote of the people to help make those decisions. He felt it would be wise to have a representative for municipalities in that decision making process.

Commissioner Grandstaff asked for clarification of the review of development proposals. Karen replied they have been developing a mechanism to establish a relationship between the City and the County. The projects reviewed by County Planning can have an effect on the City and vice versa. Her suggestion is for each jurisdiction to consider the impacts of a proposal on the other as if the impacts were their own. She felt these are some of the ideas to be considered with the agreement between the County and the City.

Mayor Randazzo stated the City needs continuity. The County could help the City with annexation and having sewer and water ready. It would be nice to have a 'waiver of protest of annexation' for projects within a certain distance from city limits.

Commissioner Rokosch suggested consulting with Civil Counsel for the need to amend the Subdivision Regulations.

Dennis stated the City has received a Community Development Block Grant (CBDG) for parks and trails which are part of the growth policy. Karen stated the City does have an interest in maintaining ball fields, parks and trails.

In other business the Board met for discussion of Capital Improvement Planning with City Planning Director Dennis Stranger and County Planning Director Karen Hughes.

Dennis stated Capital Improvement Programs deal with capital expenditures and development of impact fees. The impact fees need to be based on a capital improvement program. This is a practical thing you do from a planning aspect.

Dennis reviewed the steps in creating a Capital Improvement Program, discussed the points within the Retrospective Analysis.

Dennis stated normally this is done with a 15 to 20 year capital expenditure plan. This is for major facilities requiring longer planning and financing times. He gave examples such as the Sheriff's Office and their need for storage. He reviewed prospective CIP Planning and the need to develop CIP policies.

Commissioner Thompson commented they need long range planning, not being reactive but more proactive. He also noted the importance of benchmarks. Dennis relied there are other counties that have gone through and Ravalli County can draw information from them. Commissioner Thompson stated the county needs more programs like IT computer maintenance. IT has a program which swaps out old computers for new ones prior to the older computer collapsing. He felt the Commissioners need to implement similar programs throughout various departments.

Commissioner Driscoll stated the hospital has mechanisms that trigger the need for action when growth occurs.

Commissioner Rokosch stated when assessing the population, be careful not to assess the growth as norms for the future as growth is an exponential element.

Karen stated the biggest challenge is to get the different departments to give up control and merge those resources for the greater good.

Citizen Phil Connelly stated it was mentioned the County needs to find additional funding solutions for the budget. He asked how they will do that. Dennis answered through grants, impact fees and even special taxes if need be. Discussion followed regarding funding options.

Commissioner Grandstaff asked what would be the role of the Impact Fee Advisory Committee in coming up with revenue sources to support capital expenditure levels. Dennis replied CIP would be the supporting document for the impact fees.

Commissioner Driscoll asked about implementing building permits. Dennis replied it is something they can do. Discussion followed regarding building permits.

Phil asked what the difference between impact fees and pro rata is. Dennis replied impact fees have limitations. Pro rata doesn't have limitations and are usually specified where those monies go.

Commissioner Chilcott stated the elected officials and department heads have been working with a "depleted checkbook" for so long, they have become very efficient. He believes this plan will give them a lighted path. The Commissioners have requests for a new animal shelter, a new jail, etc. Those requests have become needs. They now have to take those needs and prioritize them. He believes this program will be a necessary tool.

Commissioner Rokosch stated the County needs to up the level of service. With growth, the levels of service have deteriorated and they need to step up to the plate.

Karen asked what the cost of outsourcing would be to do this study. Dennis replied Flathead County outsourced their study and it was around \$52,000 for a 5 year plan. Further discussion followed regarding options.

The Board thanked Dennis Stranger for the information.